



3 2 1



## New dream home, with a pool.

This three-bedroom well-maintained property is waiting for the new owner to move in. With the open-plan living areas this will be the space you as a family and friends will great those memories of a live time together. The open-plan dining area leads outside onto a patio overlooking the sparkling blue pool and neat garden. This will be the best place in summer to entertain friends and celebrate those special birthdays with family. Adjacent to this area is a cozy family room, ideal for relaxing after a long day at work. The kitchen has been upgraded and has modern finishes and ample storage space. Here is an enclosed veranda space which is currently been used as a laundry area, not to waste the area. From here you walk into the flatlet which is convenient for a parent to stay here or to be used as a teen pad. The bedrooms are all spacious and have built-in cupboards and are carpeted. The two bathrooms, one is an En-suite to the Main bedroom.

Outside the property has a double automated garage and additional parking space for the family and friends when visiting. Don't snooze on this one, phone me today for a viewing. Floor and erf sizes are estimate, rates and taxes may

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R12,385.79

### Bond Costs

These calculations are only a guide. Please ask your conveyancer for exact calculations

R27,105.00

### Transfer Costs

R35,217.00

### Monthly Rates

R1,100





### INTERIOR

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Furnished	Maybe

### EXTERIOR

Carports / Parkings	1
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Maybe

### SIZES

Floor Size	250m <sup>2</sup>
Land Size	815m <sup>2</sup>



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